



## Detached Villa for sale in Javea, Javea

1,749,000 €

Reference: R5083696 Bedrooms: 3 Bathrooms: 4 Plot Size: 1,015m<sup>2</sup> Build Size: 476m<sup>2</sup>





## Costa Blanca North, Javea

Energy A++ Luxury Villa – Built to the Highest Standards with Styro Stone Unmatched Comfort. Ultra-Efficient Living. Exceptional Quality. We proudly present this stunning Energy A++ luxury villa, currently under construction, located in the prestigious La Guardia Park in Jávea – an exclusive and tranquil area close to the award-winning beaches of Portitxol and Granadella. Designed for those who value innovation, comfort, and sustainability, this villa is built using Styro Stone ICF (Insulated Concrete Formwork), a cutting-edge construction system that ensures outstanding thermal insulation, airtightness, and structural integrity. (Learn more at [www.styrostone.com](http://www.styrostone.com)). Thanks to this advanced building method and the integration of state-of-the-art technologies, the villa is classified as near-zero energy consumption, delivering both exceptional indoor comfort and significantly reduced monthly energy costs. Property Highlights: Plot size: 1,015 m<sup>2</sup> Living area: 180 m<sup>2</sup> Orientation: South-facing for maximum natural light Private pool: 13 x 5 meters Expansive terrace: 212 m<sup>2</sup> of sun-drenched outdoor living space Basement: 180 m<sup>2</sup> with endless potential – ideal for a gym, cinema, wellness area, or games room The villa is currently under construction. The listed price includes the completed basic shell, featuring: High-quality ceramic flooring Interior and exterior painting Fully installed kitchen and sanitary fittings Finished basement with the same high standard The landscaped garden has been masterfully designed by award-winning landscaper Jan van Eijle, recipient of Jávea's first environmental award for sustainable business practices. Enjoy a private oasis with: A lush Mediterranean garden Variety of fruit trees Organic vegetable garden Ancient olive trees Expansive natural grass recreation area This villa represents a rare combination of eco-efficiency, modern luxury, and timeless design in one of the most desirable areas of the Costa Blanca.



## Features:

### Features

Private Terrace

### Climate Control

Air Conditioning

### Garden

Private